

FOR SALE

PRIME COMMERCIAL PAD SITE

17453

 US Route 1 Hwy.
RUTHER GLEN, VA 22546

SITE

SPECIFICATIONS

Lot Size: 2.3 AC (Will Divide)

Price: \$1,250,000

Zoning: Commercial

Tax ID: 52-A-135

Lot Lines Are Approximate

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present a prime ± 2.33 -acre pad site at 17453 US-1 in Ruther Glen, VA. Ideally positioned just off I-95 Exit 110, the property offers excellent visibility and access in a growing retail corridor. Zoned B-1 and featuring an existing $\pm 2,496$ sf structure, the site is surrounded by national tenants like Advance Auto Parts, Food Lion, and Domino's. With strong traffic counts, utilities available, and flexible commercial zoning, this location is ideal for quick-service, retail, or redevelopment use.



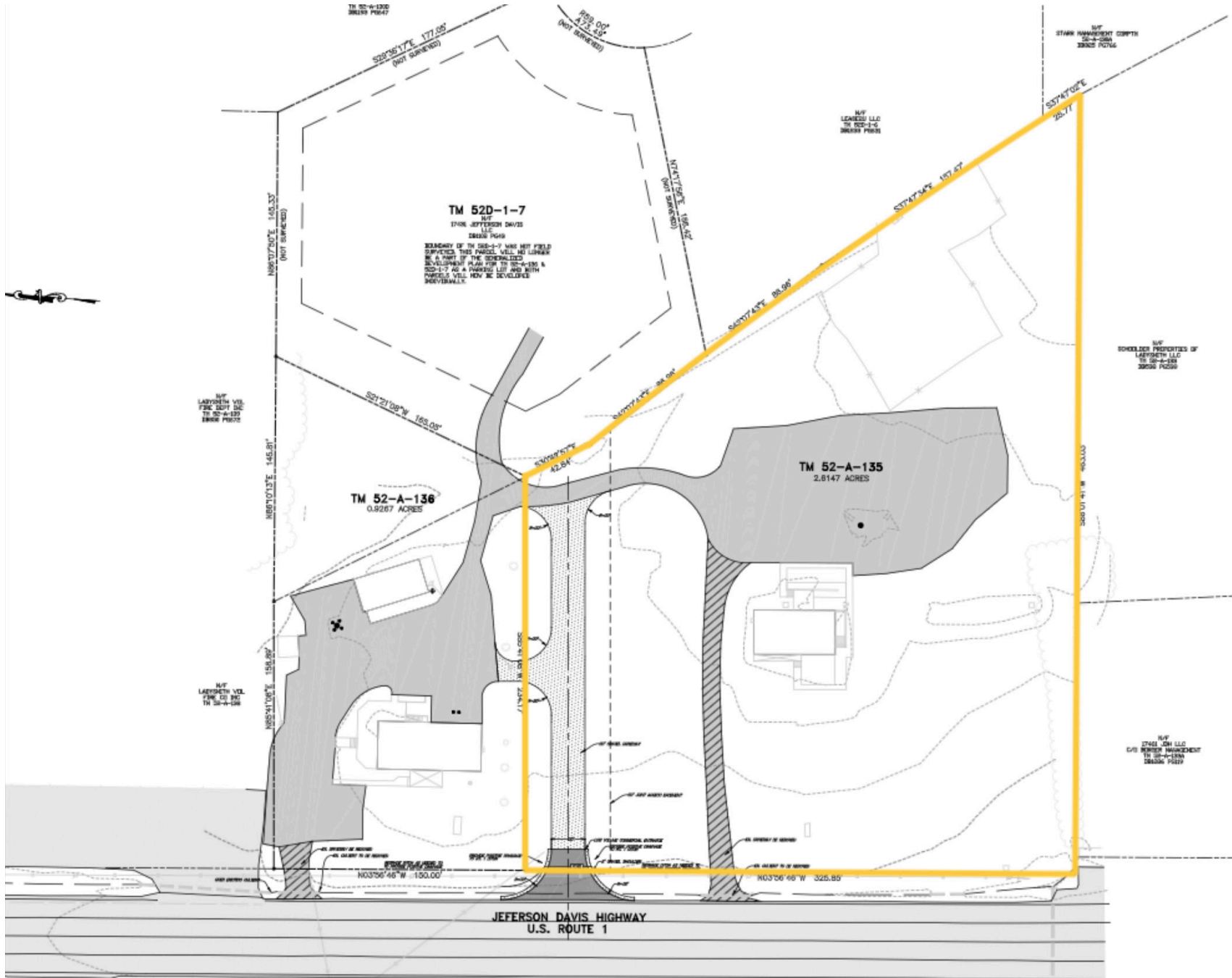
2.33 acre pad site with existing $\pm 2,496$ SF structure

Excellent visibility along US-1 near I-95 Exit 110

Zoned B-1, allowing a wide range of commercial uses.

Surrounded by national retailers including Food Lion & Domino's

Utilities on site and ready for redevelopment or owner-use



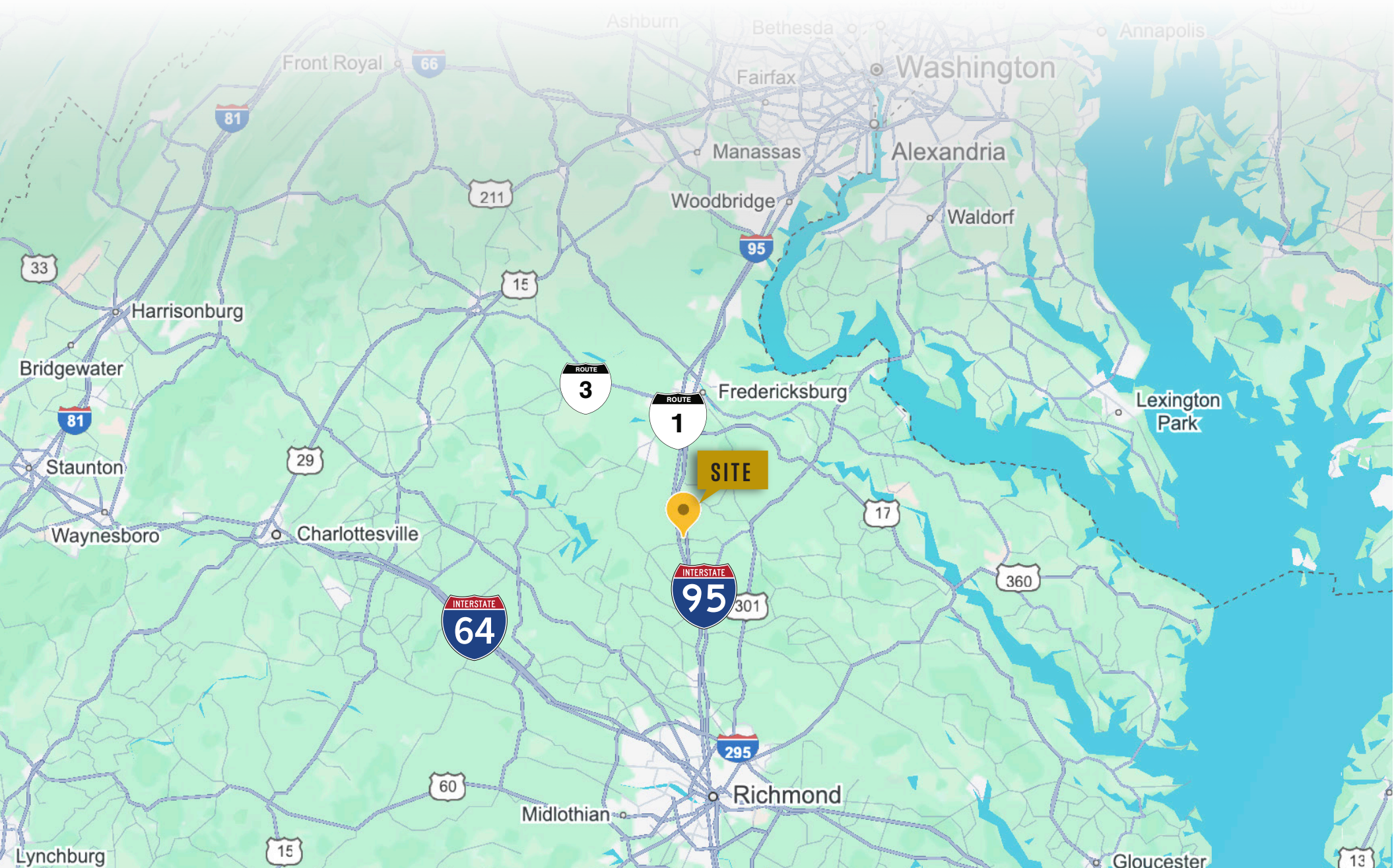
PARCEL VIEW



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHICS



INCOME	5 mile	10 mile
Avg Household Income	\$106,284	\$101,578
Median Household Income	\$80,545	\$78,339
< \$25,000	485	1,376
\$25,000 - 50,000	1,100	2,223
\$50,000 - 75,000	886	2,102
\$75,000 - 100,000	780	1,636
\$100,000 - 125,000	442	1,324
\$125,000 - 150,000	658	1,131
\$150,000 - 200,000	325	870
\$200,000+	612	1,177

POPULATION	5 mile	10 mile
2020 Population	13,264	30,280
2024 Population	14,410	32,340
2029 Population Projection	15,607	35,133
Annual Growth 2020-2024	2.2%	1.7%
Annual Growth 2024-2029	1.7%	1.7%
Median Age	38.6	40.1
Bachelor's Degree or Higher	23%	21%
U.S. Armed Forces	0	283

FOR MORE INFORMATION PLEASE CONTACT:



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